

**BEFORE THE BOARD OF DESIGN REVIEW**  
**FOR THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF A REQUEST	)	
	)	ORDER NO. 1778
FOR APPROVAL OF A TREE PLAN 3	)	
	)	TP 2004-0025
FOR REMOVAL OF SEVENTEEN (17)	)	
	)	ORDER APPROVING
LANDSCAPE TREES WITHIN THE	)	
	)	WITH CONDITIONS
PROJECT SITE (CASCADE PLAZA),	)	
	)	
HARSCH INVESTMENT PROPERTIES	)	
	)	
APPLICANT.	)	

The matter came before the Board of Design Review on January 6, and January 27, 2005, on a request for approval of a Tree Plan 3 for tree removal of seventeen (17) existing Landscape Trees to accommodate the proposed development. The proposed tree removal is located at 8585 Cascade Avenue and is more specifically identified as Tax Lot 100 on Washington County Assessor's Map 1S1-27AD. The affected parcels are zoned General Commercial (GC) and is approximately 6.43 acres in size.

Pursuant to Ordinance 2050 (The Development Code), Section 50.45, the Board of Design Review conducted a public hearing and considered testimony and exhibits on the subject proposal.

**IT IS HEREBY ORDERED** TP2004-0025 is **APPROVED**, based on the testimony, reports and exhibits presented during the public hearing on

the matter and upon the background facts, findings, and conclusions found in the Staff Report dated December 16, 2004, subject to the following conditions:

**A. Prior to issuance of the site development permit, the applicant shall:**

1. Ensure that all mitigation measures or construction methods to reduce or eliminate adverse effects on the trees approved for retention are incorporated into the construction documents and shown on the approved site development permit plans. (*Dev. Serv., ETE*)
2. Ensure that Tree Plan approval has not expired. In accordance with Section 50.90.1 of the Development Code, Tree Plan approval shall expire after two (2) years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (*Dev. Ser. Div., ETE*)
3. Clearly mark all trees to be removed at the site with construction flagging, tree-marking paint, or other methods approved by the project arborist. (*Dev. Serv., ETE*)

**B. Prior to occupancy permit issuance, the applicant shall:**

3. Install trees approved for mitigation as shown on Landscape Plan, sheet L1. (*Dev. Serv., ETE*)

**CARRIED** by the following roll call vote:

<b>AYES:</b>	Soth, Shipley, Weathers, and Straus.
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	Beighley.
<b>ABSENT:</b>	Collins and Doukas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

To appeal the decision of the Board of Design Review, as articulated in Land Use Order No. 1778, an appeal must be filed with the City of Beaverton Recorder's Office by no later than 5:00 p.m. on \_\_\_\_\_, 2005.

BOARD OF DESIGN REVIEW  
FOR BEAVERTON, OREGON:

ATTEST:

APPROVED:

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ETHAN EDWARDS  
Associate Planner

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STEWART STRAUS  
Acting Vice- Chairman

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STEVEN A. SPARKS, AICP  
Development Services Manager